City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 26, 2103

To: Interested Person

From: Shawn Burgett, Land Use Services
503-823-7618 / shawn.burgett@portlandoregon.gov

NOTICE OF A TYPE IIx PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 42 days, **we need to receive your written comments by 5 p.m. on January 27, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-214934 LDS, in your letter. It also is helpful to address your letter to me, Shawn Burgett.

CASE FILE NUMBER: LU 13-214934 LDS

Applicant: Kevin Partain
Urban Visions
223 NE 56th Ave
Portland OR 97213

Owners: Sandra L Kidd
6015 SE Carlton St
Portland, OR 97206-6721

Janice Craun Juday
1215 SE Clatsop St
Portland,OR 97202

Site Address: 4224 SE 101st Ave

Legal Description: TL 3000 0.79 ACRES, SECTION 09 1S 2E
Tax Account No.: R992094570
State ID No.: 1S2E09DD 03000
Quarter Section: 3440
Neighborhood: Lents, contact Cora Potter at 503-823-4550.
Business District: Midway, contact Bill Dayton at 503-252-2017.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: Johnson Creek Basin

Zoning: R5a (Single Family 5,000 square feet with "a" alternative design density overlay)

Case Type: LDS (Land Division Subdivision)
Procedure: Type IIx, an administrative decision with appeal to the Hearings Officer.

Proposal:
The applicant is proposing a 7 lot land division. Proposed lots 1-5 and lot 7 will measure between approximately 3,905 square feet to 4,608 square feet and will accommodate new single family housing. The applicant is proposing to retain the existing house on lot 6 which will measure approximately 7,010 square feet. The applicant is proposing to preserve several trees located in the northeast corner of Lots 6 and 7 as shown on the attached site plan in order to meet the Zoning Codes Tree Preservation standards.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are: Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones

Zoning Code Section *33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on October 10, 2013 and determined to be complete on December 20, 2013.

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.ci.portland.or.us.

APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to

respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

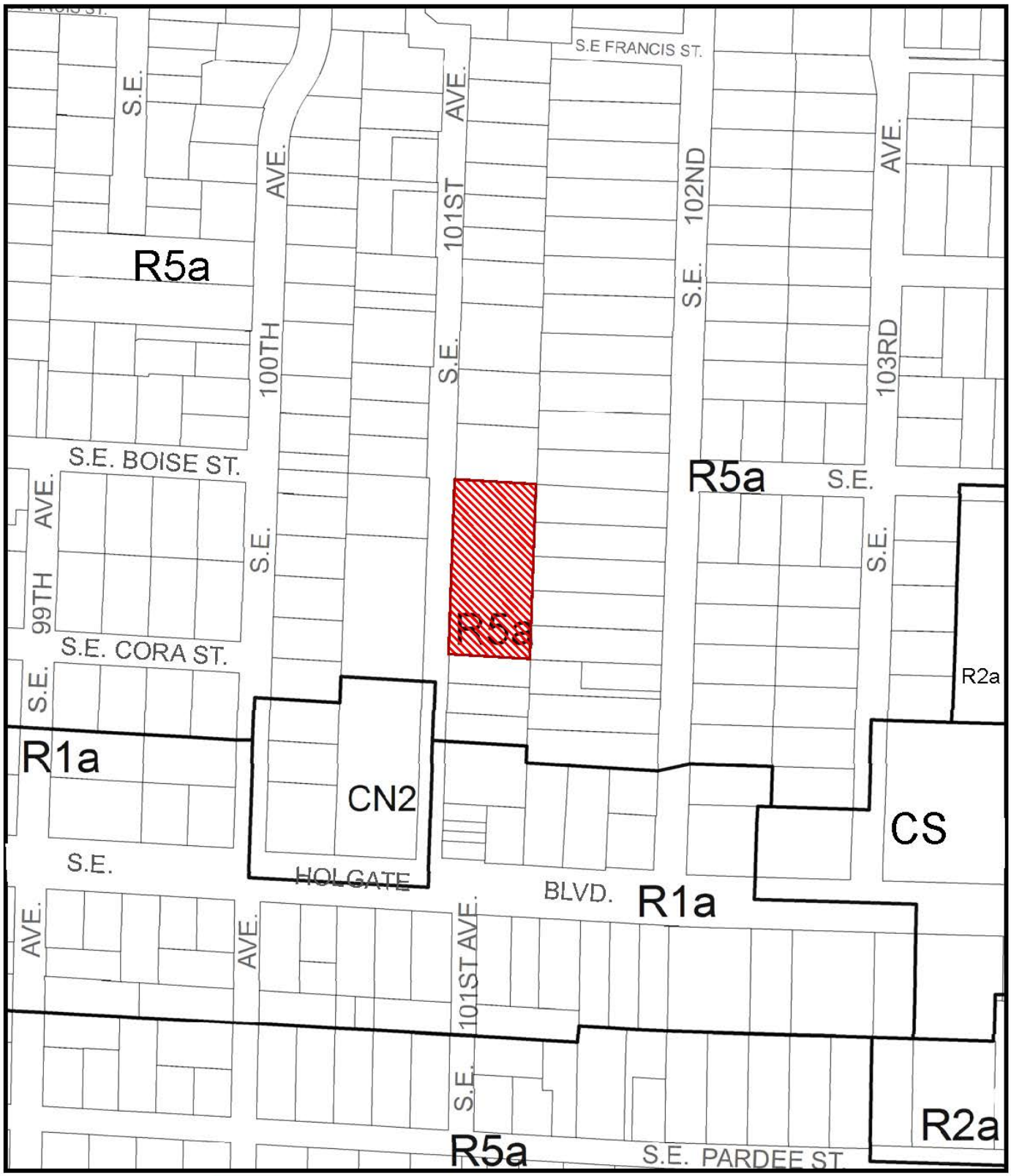
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:
Zoning Map
Site Plan



ZONING

Site

NORTH

This site lies within the:
JOHNSON CREEK BASIN PLAN DISTRICT

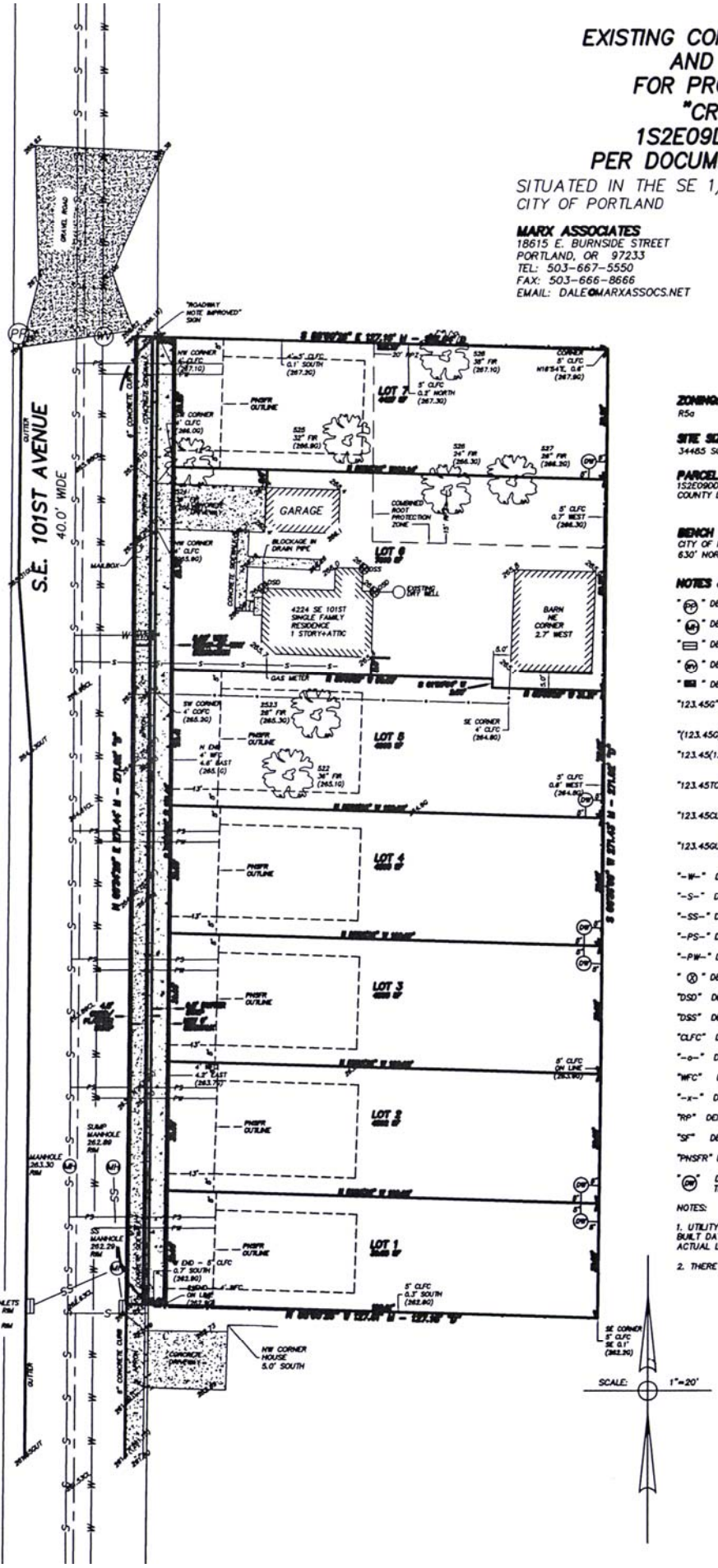
File No. LU 13-214934 LDS
1/4 Section 3440
Scale 1 inch = 200 feet
State_Id 1S2E09DD 3000
Exhibit B (Oct 16,2013)

EXISTING CONDITIONS, TREE SURVEY AND TENTATIVE PLAN FOR PROPOSED SUBDIVISION "CRAUN ESTATES" 1S2E09DD TAX LOT 03000 PER DOCUMENT NO. 2006-057230

SITUATED IN THE SE 1/4 OF SECTION 9 T.1S., R.2E. W.M.
CITY OF PORTLAND MULTNOMAH CO., OREGON

MARX ASSOCIATES
18615 E. BURNSIDE STREET
PORTLAND, OR 97233
TEL: 503-667-5550
FAX: 503-666-8666
EMAIL: DALE@MARXASSOCS.NET

DATE DRAWN: JULLY 23, 2013
DRAWING NO. 13061EXC
ACCOUNT NO. 13061
REVISED: JULY 26, 2013
REVISED: AUGUST 29, 2013
REVISED: NOVEMBER 18, 2013
REVISED: NOVEMBER 18, 2013



ZONING:
R5a

SITE SIZE:
34465 SQUARE FEET

PARCEL DATA:
1S2E0900 TAX LOT 03000 PER DOCUMENT NO. 2006-057230, MULTNOMAH COUNTY DEED RECORDS.

BENCH MARK:
CITY OF PORTLAND 2" BRASS DISC, BM NO. 4580, EAST CURB, SE 101ST AVENUE, 630' NORTH OF CENTERLINE, SE HOLGATE, ELEVATION = 266.362 COP DATUM

NOTES & LEGEND:

" (PP) " DEPICTS POWER POLE

" (MH) " DEPICTS SANITARY SEWER MANHOLE UNLESS OTHERWISE NOTED

" ▭ " DEPICTS 1.5X5 CURB INLET

" (WV) " DEPICTS WATER VALVE

" ■ " DEPICTS WATER METER

"123.45G" DENOTES GROUND ELEVATION (ELEVATION IS AT DECIMAL POINT)

"(123.45G)" DENOTES GROUND ELEVATION AT ITEM NOTED

"123.45(123.05)" DENOTES TOP.CURB ELEVATION(GUTTER ELEVATION) (ELEVATION IS AT DECIMAL POINT OF TOP.CURB)

"123.45TC" DENOTES TOP CURB ELVATION (ELEVATION IS AT DECIMAL POINT)

"123.45CL" DENOTES CENTERLINE ELEVATION (ELEVATION IS AT DECIMAL POINT)

"123.45GUT" DENOTES GUTTER ELEVATION (ELEVATION IS AT DECIMAL POINT)

"-W-" DEPICTS WATER LINE

"-S-" DEPICTS SEWER LINE

"-SS-" DEPICT STORM SEWER LINE

"-PS-" DEPICTS PROPOSED SANITARY SEWER LINE

"-PW-" DEPICTS PROPOSED WATER LINE

" (X) " DEPICTS DOWNSPOUT

"DSD" DENOTES DOWNSPOUT TO DRAIN OR DRYWELL

"DSS" DENOTES DOWNSPOUT TO SPASHBLOCK

"CLFC" DENOTES CHAIN LINK FENCE

"-o-" DEPICTS CHAIN LINK FENCE

"WFC" DENOTES WIRE FENCE

"-x-" DEPICTS WIRE FENCE

"RP" DENOTES ROOT PROTECTION ZONE.

"SF" DENOTES SQUARE FEET.

"PNSFR" DENOTES PROPOSED NEW SINGLE FAMILY RESIDENCE.

" (DW) " DEPICTS PROPOSED DRYWELL. 5' DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED DRYWELL.

NOTES:

1. UTILITY LOCATIONS ARE FROM FIELD TIES AND CITY OF PORTLAND AS BUILT DATA.
ACTUAL LOCATIONS SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION.

2. THERE ARE NO DOWN SPOUTS OR GUTTERS ON THE BARN/GARAGE.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
FEBRUARY 14, 1985
DANIEL R. BAUER
2123

EXPIRATION DATE: 12/31/13